



230481



Sharon Stangenes
The house hunter

Massive project aims to become vertical village

Daniel Burnham's admonition to "make no little plans" has stirred the souls of developers for a hundred years and has been most evident recently in sprawling subdivisions on the outskirts of the metropolitan area.

Now a massive new urban development is beginning to take shape at the junction of the Chicago River and Lake Michigan.

Lakeshore East, a \$2.5 billion project planned for 4,950 residents, 2.1 million square feet of commercial space, a 400-student public school, 2,200 hotel rooms and up to 770,000 square feet of retail space, is rising on the former site of a slightly scruffy urban golf course.

The complex, approved by the city in 2001, is a joint venture of Magellan Development Group Ltd. and NNP Residential & Development with a targeted completion date of 2012 to 2014.

According to the developer's press materials, the project "is believed to be the largest parcel of downtown land under development in a major city." The complex is touted as a "village in the heart of downtown Chicago." But unlike many of its suburban counterparts, this village will be mostly vertical and cover just 28 acres.

The first building to open is the Lancaster, a gleaming 29-story glass condominium tower on the east side of the property. You can easily see it from both Lake Shore Drive and Columbus Drive, but getting to the front door is surprisingly tricky. The entrance is on Randolph Street, east of Columbus, where a one-block street leads to the development.

The Lancaster is across the street from the development's six-acre park, which is landscaped with a children's play area, fountains and trees, and has a handy view of the city's skyline.

The building is about 90 percent sold and the first residents are beginning to move in, said Lee Abdella, Magellan marketing manager. The initial buyers have been empty-nesters, both from the neighborhood and the suburbs, as well as professionals, both singles and

PLEASE SEE HUNTER, PAGE 2

The Lancaster



Tribune photo by John Dziekan

Address: 201 North Westshore Dr.

Developer: Lancaster Development Group, Ltd.

Phone: 312-520-4000

Web: www.lakeshoreeast.com

Description: A 29-story condominium building with 210 units. Remaining units range from 710 to 1,779 square feet with one to three bedroom, 1½ to 2½ baths. Four duplex units from 2,300 to 2,616 square feet. Base prices, \$420,000 to \$899,000. Monthly assessments, \$342 to \$760. Indoor deeded parking, \$41,000 per space. Prices as of Dec. 10.

Amenities: Hardwood floors, appliances including washer and dryer, granite kitchen countertops, fitness center, private party room, rooftop sundeck, concierge service and underground garage.

Neighborhood: Near where the Chicago River meets Lake Michigan. Within walking distance of Millennium Park, Navy Pier, Michigan Avenue shopping and restaurants, CTA bus lines.

A chimney
where the

Al
A
work.

Our Gl
compro
to sit an
boxes lin
planters
rear deck

We eve
especiall
spend la
cerns ab
day in Ch

HUNTER: Unit size is not overly generous

CONTINUED FROM PAGE 1

couples, many of whom work downtown and like the idea of walking to work.

This is a building for those who favor contemporary design, believe in the potential of the urban-village concept and don't mind paying as much as \$400 a square foot.

The two units I visited — a 927-square-foot one bedroom with den and a three-bedroom, two-bath corner residence of nearly 1,800 square feet — have good, even terrific views. But the residences do not feel overly generous in size.

The one-bedroom with den plan is dubbed the Discovery. It has floor-to-ceiling windows overlooking the lake and Navy Pier. Visitors enter at the kitchen, a 9-by-8½-foot, U-shaped room with the double sink overlooking the combination living/dining area, about 15-by-15½ feet. Sliding doors open onto a balcony which possibly could hold a couple of chairs and a side table.

To the left of the living/dining area, a short hallway leads to the bedroom, past the powder room on the left and the 9-by-10-foot den on the right.

Both the den and the bedroom overlook the lake, but the den is tiny and has no closet. The 12-by-14½-foot bedroom has a small private bath with tub and a decent-sized walk-in closet. Though finished with such



The breakfast area overlooks the city's skyline and a six-acre park in the Arabella plan at The Lancaster, the first condominium tower to open in the new Lakeshore East development in Chicago.

touches as a marble floor and countertop in the baths, this unit comes with the understanding that "when the market demands it in 5 or 10 years" another building will rise and block some of the view, Abdella said.

It is a consideration I would think long and hard about be-

fore plunking down \$420,000 or more for this unit.

The three-bedroom corner residence called the Arabella has a good traffic plan. Even better is the view of the development's central park and the city skyline.

Visitors step into the foyer and turn left down a short hall,



An abundance of natural light and hardwood floors are part of the open concept living and dining room in the Arabella.

past the powder room, coat closet and door to the master suite, to the living/dining and kitchen area. From the foyer, the two secondary bedrooms and the second bath are straight ahead and to the right.

The living/dining area is airy and has an alluring vista broken by two large pillars. The 16-by-9-foot kitchen is a galley with range and refrigerator on the wall. A double sink looks into the living and dining area, which is 24½-by-16 feet, and has two walls of windows.

There is access to a smallish balcony, big enough for a breath of fresh air and a grill, but too narrow for much else.

The master bathroom has dual sinks, a tub as well as a shower and plenty of room for two people. The walk-in closet is spacious but the 12-by-14-foot master bedroom itself seems shortchanged.

I count in its favor that the Lancaster is not a particularly large building and it has a sleek, sophisticated exterior. The lobby is impressive, but not overly large and despite high ceilings manages an inti-

This is a building for those who favor contemporary design, believe in the potential of the urban-village concept and don't mind paying as much as \$400 a square foot.

mate feeling. That feeling is continued on the residential floors, which each have eight units. And I like the idea of underground parking, though the \$41,000 average cost of a deeded space seems steep indeed.

Residents of the Lancaster will not be alone for long. The Shoreham, a 46-story apartment tower is under construction next door and scheduled for initial occupancy in spring.

Sales are under way for two other pieces of the project — 340 On The Park, a 62-story condominium, and the Regatta, a 44-story condominium.

Tribune photos by John Dziekan